

Prepared without benefit of current survey. Attorney makes no certification as to legal description.

Send Tax Notice To:

E. Wayne Fulmer and wife,
Carolyn D. Fulmer
2723 Purvis Drive
Baton Rouge, La 70809

This instrument was prepared by:
LINDSEY J. ALLISON
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1997-05139

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Sixty Eight Thousand Nine Hundred Ninety Dollars and 00/100 (\$68,990.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Jeffrey R. Aycock and wife, Kellie P. Aycock** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **E. Wayne Fulmer and wife, Carolyn D. Fulmer**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to:

1. Taxes for 1997 and subsequent years. 1997 ad valorem taxes are a lien but not due and payable until October 1, 1997.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Real Record 226, Page 899; Real Record 226, Page 901; and Real Record 253, Page 192, in Probate Office.
3. Transmission line permit to Alabama Power company as recorded in Deed Book 102, Page 253, in Probate Office.
4. Rights of other parties in and to the use of the easement described herein.
5. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

PREPARED WITHOUT BENEFIT OF CURRENT SURVEY. ATTORNEY MAKES NO CERTIFICATION REGARDING LEGAL DESCRIPTION

Inst # 1997-05139

Q2/18/1997-05139
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 83.50

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

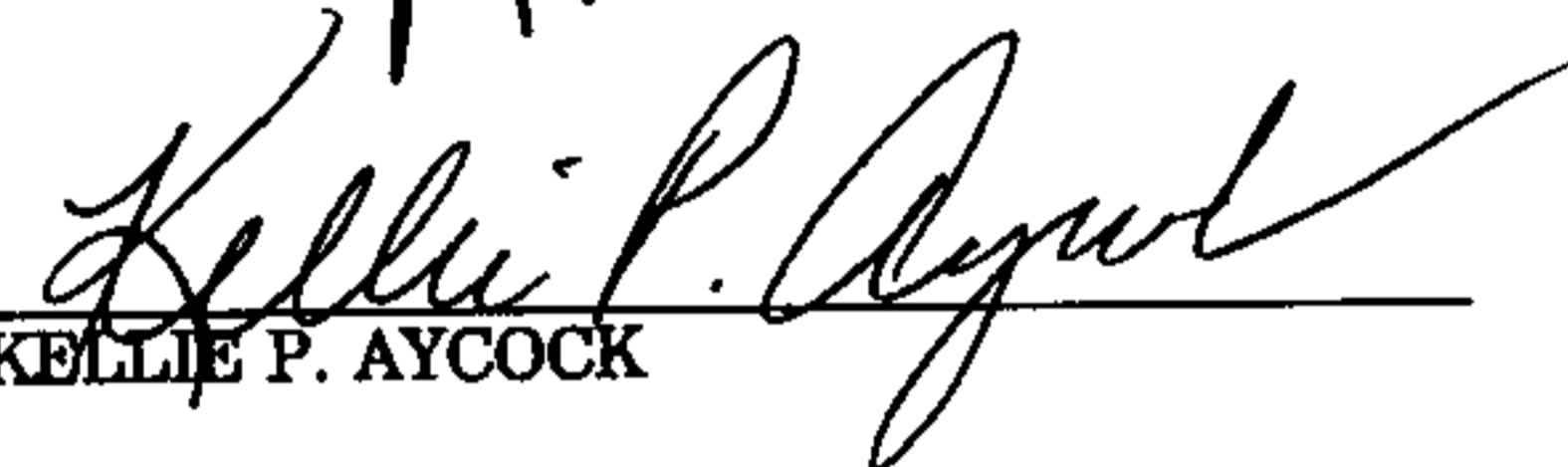
And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we (I) have hereunto set our hand(s) and seal, this 14th day of February, 1997.

WITNESS:



JEFFREY R. AYCOCK

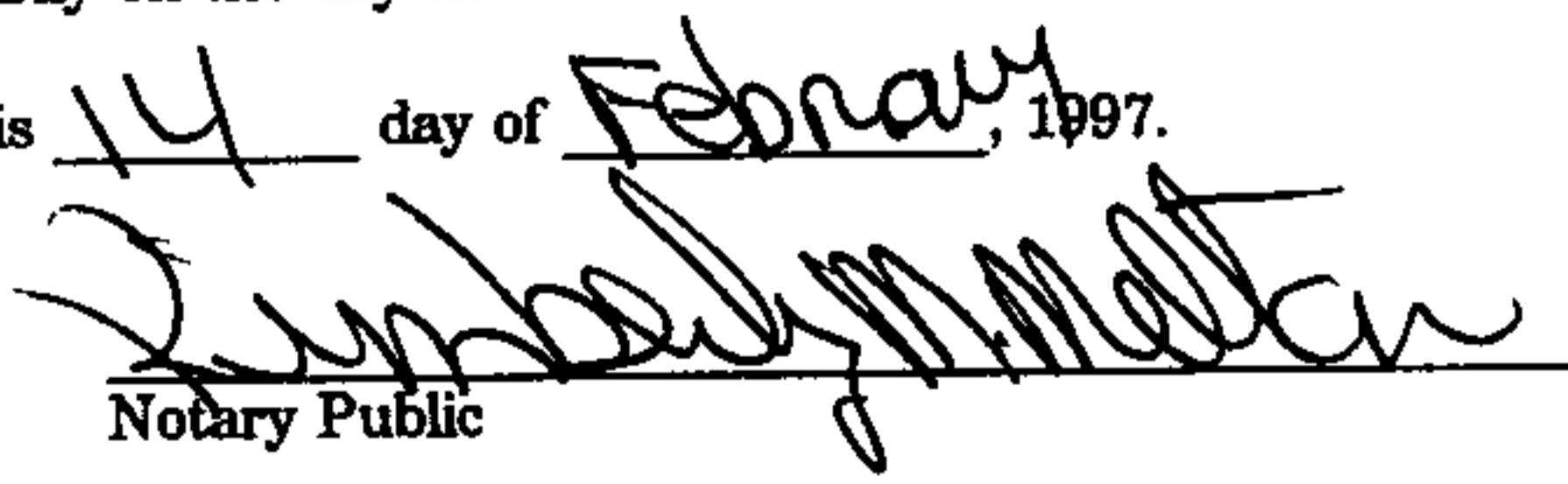


KELLIE P. AYCOCK

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Jeffrey R. Aycock and wife, Kellie P. Aycock whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of February, 1997.


Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT ONE:

A parcel of land situated in the South One-Half of the Southeast Quarter of Section 13, Township 20 South, Range 1 West, and the Southwest Quarter of Section 18, Township 20 South, Range 1 East, all of the Huntsville Meridian, Shelby County, Alabama, also being a part of Hidden Heather, as recorded in Map Book 15, Page 82, in the Office of the Judge of Probate, Shelby County, Alabama, and being more particularly described by metes and bounds as follows:

Commence at the Southeast corner of Section 13, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run South 87 degrees 50 minutes 54 seconds West (Plat - South 87 degrees 47 minutes 00 seconds West) along the South line of Section 13 for a distance of 2628.13 feet (Plat - 2630.63 feet) to the Southwest corner of the Southeast Quarter of said Section 13; thence run North 00 degrees 02 minutes 24 seconds East (Plat - North 00 degrees 01 minutes 00 seconds West) along the West line of said Quarter Section for a distance of 629.64 feet to the point of beginning; thence continue North 00 degrees 02 minutes 24 seconds East along the West line for a distance of 685.18 feet to the Northwest corner of the South One-Half of said Quarter Section; thence run North 88 degrees 42 minutes 00 seconds East (measured and Plat) along the North line of said One-Half Quarter Section for a distance of 485.39 feet; thence leaving said North line run South 23 degrees 53 minutes 36 seconds East for a distance of 731.36 feet; thence run North 85 degrees 02 minutes 27 seconds East for a distance of 1480.41 feet; thence run North 30 degrees 30 minutes 43 seconds East for a distance of 934.06 feet to the Southwesterly right of way line of Shelby County Highway No. 49 (right of way width: 80 feet); thence run South 28 degrees 19 minutes 37 seconds East (Plat - South 28 degrees 28 minutes East) along said right of way line for a distance of 11.69 feet; thence leaving said right of way line run South 30 degrees 30 minutes 43 seconds West for a distance of 933.17 feet; thence run South 85 degrees 02 minutes 27 seconds West for a distance of 1482.13 feet; thence run South 88 degrees 42 minutes 00 seconds West for a distance of 786.45 feet to the point of beginning.

Together with and subject to a non-exclusive easement for ingress, egress, and utilities over and across a parcel of land situated in the South One-Half of the Southeast Quarter of Section 13, Township 20 South, Range 1 West, Huntsville Meridian, and the West One-Half of the Southwest Quarter of Section 18, Township 20 South, Range 1 East, Huntsville Meridian, all in Shelby County, Alabama, also being a part of Hidden Heather, as recorded in Map Book 15, Page 82, in the Office of the Judge of Probate, Shelby County, Alabama, and being more particularly described by metes and bounds as follows:

Commence at the Southeast corner of Section 13, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run North 00 degrees 01 minutes 49 seconds West (Plat - North 00 degrees 05 minutes West) along the East line of Section 13 for a distance of 1181.87 feet (Plat 1182.17) to the point of beginning of an easement for ingress/egress and utilities; thence leaving said Section line run South 33 degrees 27 minutes 00 seconds West for a distance of 640.28 feet; thence run South 85 degrees 02 minutes 27 seconds West for a distance of 1489.02 feet; thence run South 88 degrees 42 minutes 00 seconds West for a distance of 144.44 feet; thence run North 01 degrees 18 minutes 00 seconds West for a distance of 59.88 feet; thence run North 88 degrees 42 minutes 00 seconds East for a distance of 140.61 feet; thence run North 85 degrees 02 minutes 27 seconds East for a distance of 1454.39 feet; thence run North 30 degrees 30 minutes 43 seconds East (Plat - North 30 degrees 03 minutes East) for a distance of 658.22 feet; thence run North 88 degrees 59 minutes 09 seconds East (Plat - North 88 degrees 37 minutes East) for a distance of 19.67 feet (Plat - 19.66 feet); thence run North 33 degrees 35 minutes 59 seconds West (Plat - North 33 degrees 17 minutes West) for a distance of 19.56 feet (Plat - 19.57 feet); thence run North 33 degrees 38 minutes 07 seconds East (Plat - North 33 degrees 28 minutes East) for a distance of 90.20 feet (Measured and plat); thence run North 17 degrees 34 minutes 07 seconds East (Plat - North 17 degrees 24 minutes East) for a distance of 213.83 feet (Plat - 213.48) to the Southwesterly right of way line of Shelby County Highway No. 49 (right of way width: 80 feet); thence run South 28 degrees 10 minutes 37 seconds East (Plat - South 28 degrees 28 minutes East) along said right of way line for a distance of 257.12 feet (Plat 253.62 feet); thence leaving said right of way line run South 62 degrees 11 minutes 17 seconds West (Plat - South 60 degrees 37 minutes West) for a distance of 142.25 feet (Plat - 141.74 feet); thence run South 33 degrees 27 minutes 59 seconds West (Plat - South 32 degrees 39 minutes West) for a distance of 110.25 feet (Plat 110.25) to the point of beginning.

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